

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JULY 8, 2022 AT 10:00 A.M. ZOOM

President Jean Autrey called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, July 8, 2022 at 10:00 a.m. via Zoom.

PRESENT: Jean Autrey, President, District 1  
John Moe, 1<sup>st</sup> Vice, President, District 3  
Peggy Kaiser, 2<sup>nd</sup> Vice President, District 5  
Elizabeth Copley, Secretary, District 2

EXCUSED: Pat Donahue, Treasurer, District 4

Staff was represented by Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 7 residents in attendance.

#### APPROVAL OF THE CONSENT CALENDAR

None

#### RESIDENTS' FORUM

Resident reminded attendees that she placed the email address in the chat box. She talked to Rossmoor EPO and they advised her that no request was made for a storage shed.

Resident reminded everyone the PRC will meet next Tuesday.

Resident discussed concern about documenting waivers in the minutes. She is not sure that is always done. Ms. Autrey requested a list from her so she can review.

Resident wanted to discuss process for transferring manor into her name. She was advised that most of this should be discussed in Executive Session.

Resident thanked the Board for listening to his comments regarding BBQs. He wondered if they would consider a 1-lb. propane BBQ.

#### UNFINISHED BUSINESS

1. Policy 20.0-BBQs

Ms. Autrey reported that the Board has seen the draft. Is it ready to send to the attorney? Ms. Copley would like the section that indicates locations to be more generic. Ms. Autrey and Ms. Copley will trim down the language and place it on the agenda for next month. Ms. Kaiser would like generators to be banned. She will send information to the Board. The Smoking Policy will go out with the others when they are ready.

2. Storage Shed

Mr. Moe stated that James Campbell will present his request during resident forum and the next meeting. Ms. Kaiser stated that this is an individual responsibility, not a Mutual responsibility.

#### NEW BUSINESS

1. Shared Solar – Policy 27

Ms. Autrey explained there are 2 people interested in shared solar on their building. Ms. Autrey asked the Board to go through the policy and indicate what should be changed or added.

Ms. Copley stated that her concern is equitable allocation. What capacity is available? Maybe rooftops should be kept for residents of that building.

Mr. Moe stated there are a lot of moving parts to this. NEM (Net Energy Metering) allows for rooftop solar at an affordable rate. The PUC was scheduled to consider NEM3. They want to make it harder for residents to do. NEM3 would give much less to residents. He thinks the policy already protects the Mutual.

*Mr. Autrey moved to send out Policy 27 to the membership for comments. Mr. Moe seconded and the motion carried 3-1*

Voice Vote: Autrey-Y, Moe-Y, Kaiser-N, Copley-Y

*Ms. Autrey moved to send out the Smoking Policy to the membership for comments. Ms. Copley seconded and the motion carried 3-1*

Voice Vote: Autrey-Y, Moe-Y, Kaiser-N, Copley-Y

Ms. Kaiser would like to send it out with Policy 20.

2. Resident Volunteers

Mr. Moe saw an article in the News about SWCM and how volunteers in that community have made recycling a success. He would like to have volunteers in FWCM that could explain recycling to residents and other rules, too. Mr. Moe will do an article for the News for publicity to try to get residents interested in volunteering.

3. Death of Member

The Board would like a one page statement created that could be handed out when a member dies that would give a brief explanation on what to do and explain who might be able to continue living in the manor or not. Karen Kruth can hand it out via Member Records.

4. Estate Matters – To be discussed in an executive session.

5. Gift for Doug Hughs

Mr. Moe stated that it would be a nice gesture to give him a gift. He worked for 20 years for FWCM and did an excellent job while always being pleasant. He suggested \$200. Ms. Autrey did not think it seemed appropriate.

It was agreed that Mr. Jack Appleman will draft a policy regarding gifts and send it to the Board. Ms. Autrey would like a line item in the budget for this type of expense.

6. GRR Lane Change

Mr. Moe reported that cars are moving very fast on this road. They need to slow traffic down. Tom Cashion said the City of Walnut Creek must do this. Mr. Moe suggested changing from 4 lanes to 2 lanes. Ms. Autrey recommended that individuals should lobby GRF to communicate with Walnut Creek on this matter. Ms. Copley stated there are ways to slow down traffic. Ms. Autrey was concerned that if the speed limit changes, golf carts may not be allowed to travel those roads.

## ANNOUNCEMENTS

Ms. Autrey noted the next meeting will be on July 22, 2022 at 10:00 a.m. via Zoom.

## ADJOURNMENT

Having no further business, the meeting adjourned at 11:57 a.m.



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Anne Paone, Assistant Secretary  
First Walnut Creek Mutual